

BOARD OF ASSESSORS
52 MAIN STREET
MILFORD, MA 01757
1-508-634-2306

MINUTES MARCH 29, 2011

The meeting opened at 2:30 P.M.

Appointments: 3:30 Stephen Trettle

Present:

4:15 Maureen Sheehan

Samuel Bonasoro

Joseph Niro

Joseph Arcudi

Priscilla Hogan, Clerk

OLD BUSINESS

Motion made by Joseph Niro and seconded by Joseph Arcudi to approve minutes of February 15, 2011 as written. Motion passed unanimously.

NEW BUSINESS

#7 49-0-134 Giampietro – The Board reviewed and discussed the inspection information that was presented. Joseph Niro made a motion to abate \$28,500 in value and \$433.77 in taxes and was seconded by Joseph Arcudi. Motion passed unanimously.

#8 28-0-4 BTK Enterprises- The Board reviewed the application along with the taxpayers concerns. After review a motion was made by Joseph Arcudi to deny the application and was seconded by Joseph Niro because the taxpayers concerns have already been taken into consideration when the values were set. Motion passed unanimously.

#10 42-0-196 Pandozzi Gina – The Board reviewed the application and Joseph Niro made a motion to deny on the basis that we were refused entry to view the property. The motion was seconded by Joseph Arcudi. Motion passed unanimously.

#11 33-0-89 Pandozzi Gina – The Board reviewed the application for abatement along with the inspection information. A motion was made by Joseph Arcudi and seconded by Joseph Niro to abate \$16,500 in value and \$251.13 in taxes because the home is in deteriorating condition, has been empty for 2 years and has had the furnace removed. Motion passed unanimously.

- #14 58-125-2 Afonso Real Estate - The Board reviewed the application for abatement along with the inspection information. A motion was made by Joseph Niro and seconded by Joseph Arcudi to abate \$11,400 in value and \$173.51 in taxes because of the changes found during the inspection. Motion passed unanimously.
- #22 39-14-82 Amin, Palak & Kilol- The Board reviewed the application for abatement along with the inspection information that actually increased the value. A motion was made by Joseph Arcudi and seconded by Joseph Niro to deny the application. Motion passed unanimously.
- #28 33-0-69 Vecchiolla Dorothy - The Board reviewed the application for abatement along with the inspection information. A motion was made by Joseph Arcudi and seconded by Joseph Niro to abate \$19,400 in value and \$295.27 in taxes because of the changes found during the inspection. Motion passed unanimously.
- #30 42-0-185 JK Investments – The Board reviewed the application for abatement along with the inspection information. A motion was made by Joseph Niro and seconded by Joseph Arcudi to abate \$23,500 in value and \$357.67 in taxes because of the changes found during the inspection. Motion passed unanimously.
- #33 48-0-605 Shahnmanian Henry – The Board reviewed the application for abatement along with the inspection information. A motion was made by Joseph Arcudi and seconded by Joseph Niro to abate \$16,900 in value and \$257.29 in taxes because of the changes found during the inspection. Motion passed unanimously.
- #35 52-0-185A Sanchez Raymond & Harriet- The Board reviewed the application for abatement along with the inspection information that showed the assessment to be at market value. A motion was made by Joseph Niro and seconded by Joseph Arcudi to deny the application. Motion passed unanimously.
- #42 42-0-72A-2 Dajie Rudy - The Board reviewed the application for abatement along with the inspection information. A motion was made by Joseph Arcudi and seconded by Joseph Niro to abate \$33,500 in value and \$667.88 in taxes because of the changes found during the inspection. Motion passed unanimously.
- #43 26-150-9 Fieldstone Enterprises - The Board reviewed the application for abatement along with information from the Town Clerk showing this parcel was accepted at Town Meeting as a road. A motion was made by Joseph Arcudi and seconded by Joseph Niro to abate in full. Motion passed unanimously.
- #44 Milford Regional Medical Ctr- The Board reviewed the application for abatement along with the purchase information. This parcel is taxable for FY 2011 because Milford Regional was not owner of record as of January 1, 2010. A motion was made by Joseph Niro and seconded by Joseph Arcudi to deny the application. Motion passed. Samuel Bonasoro abstained from the vote.

#45 Dajie Nicole - The Board reviewed the application for abatement along with the inspection information. A motion was made by Joseph Arcudi and seconded by Joseph Niro to abate \$34,300 in value and \$522.05 in taxes because of the changes found during the inspection. Motion passed unanimously.

#54 47-0-50 Romiglio John and Santina - The Board reviewed the application for abatement. A motion was made by Joseph Niro and seconded by Joseph Arcudi to deny the application. The taxpayer refused the inspection request and asked for a withdrawal of his application. Motion passed unanimously.

#55 28-98-11 Are-MA Region No. 19 LLC - The Board reviewed the application for abatement. A motion was made by Joseph Arcudi and seconded by Joseph Niro to deny the application. The taxpayer did not supply any information on why they believed they were over assessed. The motion passed unanimously.

#56 28-98-4 Avecia Biotechnology-The Board reviewed the application for abatement. A motion was made by Joseph Arcudi and seconded by Joseph Niro to deny the application. The taxpayer did not supply any information on why they believed they were over assessed. The motion passed unanimously

#57 6-0-A18 Decatur Jane & Costales John- The Board reviewed the application for abatement along with the inspection information. A motion was made by Joseph Niro and seconded by Joseph Arcudi to abate \$4,000 in value and \$60.88 in taxes because of the changes found during the inspection. Motion passed unanimously.

58 31-0-21 Milford Hospitality Realty - The Board reviewed the application for abatement. A motion was made by Joseph Arcudi and seconded by Joseph Niro to deny the application. The taxpayer did not supply any opinion of value and did not submit a completed I & E form last year. The motion passed unanimously.

#59 48-0-355 O'Loughlin Stephen - The Board reviewed the application for abatement along with the inspection information. A motion was made by Joseph Niro and seconded by Joseph Arcudi to abate \$26,000 in value and \$395.72 in taxes because of the changes found during the inspection. Motion passed unanimously.

#60 36-0-38 Stockton Robert – The Board reviewed the application for abatement along with the tax payers concerns. Priscilla will write a letter stating that the Appellate Tax Board has consistently ruled that you cannot separate building and land value, that the value in total must be addressed. A motion was made by Joseph Arcudi and seconded by Joseph Niro to deny the abatement application. Motion passed unanimously.

3:30 p.m. 44-142-3, Mr. Trettle in to discuss his 5 properties. The Board decided to 44-142-14, table the discussion and schedule inspections of all the 44-142-1, properties prior to making a decision. Mr Trettle out at 4:45 p.m. 44-142-4, & 44-0-19

61 36-0-37 Stockton Robert & Carol - The Board reviewed the application for abatement along with the tax payers concerns. Priscilla will write a letter stating that the Appellate Tax Board has consistently ruled that you cannot separate building and land value, that the value in total must be addressed. A motion was made by Joseph Arcudi and seconded by Joseph Niro to deny the abatement application. Motion passed unanimously.

62 32-98-7 Milford Spec Realty LLC - The Board reviewed the application for abatement. A motion was made by Joseph Arcudi and seconded by Joseph Niro to deny the application. The taxpayer did not supply any information on why they felt their property was over assessed. The motion passed unanimously.

#63 32-98-15 Milford Holmes Realty - The Board reviewed the application for abatement. A motion was made by Joseph Niro and seconded by Joseph Arcudi to deny the application. The taxpayer did not supply any information on why they felt their property was over assessed. The motion passed unanimously.

#64 41-0-100 Milford-Lincoln St LLC –The Board reviewed the application for abatement along with the Income and Expense information that was submitted last year. The income and expense information supports the value. A motion was made by Joseph Arcudi and seconded by Joseph Niro to deny the application. Motion passed unanimously.

#65 26-42-161 Sherwood Park LLC - The Board reviewed the application for abatement along with the Income and Expense information that was submitted last year. The income and expense information supports the value. A motion was made by Joseph Arcudi and seconded by Joseph Niro to deny the application. Motion passed unanimously.

#66 52-0-36 Milford-Pheasant Run - The Board reviewed the application for abatement along with the Income and Expense information that was submitted last year. The income and expense information supports the value. A motion was made by Joseph Arcudi and seconded by Joseph Niro to deny the application. Motion passed unanimously.

#67 49-0-70 Sheehan Maureen in at 4:45 p.m. The Board reviewed her application along with her concerns. Ms. Sheehan out at 5:00 p.m. A motion was made by Joseph Niro and seconded by Joseph Arcudi to deny the application. Motion passed unanimously.

#69 42-0-334 Aronovitz Richard - The Board reviewed the application for abatement along with the information submitted by the tax payer. A motion was made by Joseph Niro and seconded by Joseph Arcudi to make an offer to abate \$\$163,000 in value

and if the offer is not accepted within 15 days then the application will go back to the Board. The motion passed unanimously.

#70 9-70-55 Lahiri Bimal & Minatih- The Board reviewed the application for abatement, the attached appraisal and the inspection information. A motion was made by Joseph Arcudi and seconded by Joseph Niro to abate \$12,000 in value and \$182.64 in taxes due to the changes found during the inspection. Motion passed unanimously.

#71 28-0-12A Wendys of New York - The Board reviewed the application for abatement. A motion was made by Joseph Niro and seconded by Joseph Arcudi to deny the application. The taxpayer did not supply any information on why they felt their property was over assessed. The motion passed unanimously.

#72 43-0-95B Relp Milford LLC - The Board reviewed the application for abatement. A motion was made by Joseph Niro and seconded by Joseph Arcudi to deny the application. The taxpayer did not supply any information on why they felt their property was over assessed. The motion passed unanimously.

#73 19-0-8 Gutierrez Arturo et al Trustees – The Board reviewed the application for abatement along with the information submitted by the taxpayer. A motion was made by Joseph Arcudi and seconded by Joseph Niro to deny. The assessment took into consideration the tax payers concerns. Motion passed unanimously.

#74 14-0-3A Gutierrez Arturo et al Trustees – The Board reviewed the application for abatement along with the information submitted by the taxpayer. A motion was made by Joseph Arcudi and seconded by Joseph Niro to deny. The assessment took into consideration the tax payers concerns. Motion passed unanimously.

#75 14-0-4 Gutierrez Arturo et al Trustees – The Board reviewed the application for abatement along with the information submitted by the taxpayer. A motion was made by Joseph Arcudi and seconded by Joseph Niro to deny. The assessment took into consideration the tax payers concerns. Motion passed unanimously.

#76 19-0-18A Gutierrez Arturo et al Trustees – The Board reviewed the application for abatement along with the information submitted by the taxpayer. A motion was made by Joseph Arcudi and seconded by Joseph Niro to deny. The assessment took into consideration the tax payers concerns. Motion passed unanimously.

#77 15-0-4B Gutierrez Arturo et al Trustees – The Board reviewed the application for abatement along with the information submitted by the taxpayer. A motion was made by Joseph Arcudi and seconded by Joseph Niro to deny. The assessment took into consideration the tax payers concerns. Motion passed unanimously.

#78 48-0-218 DeKap Realty Corp. – The Board reviewed the application for abatement along with the submitted appraisal report. A motion was made by Joseph Niro and seconded by Joseph Arcudi to abate \$94,400 in value and \$2,459.12 in taxes because

of the condition of the lower level from flooding and the loss of income. Motion passed unanimously.

#79 41-0-322 Campos Joao – The Board reviewed the application for abatement. A motion was made by Joseph Niro and seconded by Joseph Arcudi to deny the application. The taxpayer gave no opinion of value and did not state the reason for the application. Motion passed unanimously.

#80 41-0-435 NICE Enterprises Inc. - The Board reviewed the application for abatement along with the Income and Expense information that was submitted last year. The income and expense information supports the value. A motion was made by Joseph Arcudi and seconded by Joseph Niro to deny the application. Motion passed unanimously.

#81 33-0-5 Loando Heidi – The Board reviewed the application for abatement along with the appraisal that was submitted and the inspection information. A motion was made by Joseph Arcudi and seconded by Joseph Niro to abate \$27,900 in value and \$424.64 in taxes due to the changes found during the inspection. Motion passed unanimously.

82 59-0-2 Pinto Antonio – The Board reviewed the application for abatement along with the taxpayers concerns. A motion was made by Joseph Niro and seconded by Joseph Arcudi to make an offer to abate \$63,300 in value. If the offer is not accepted within 15 days of the date of offer then the decision will go back to the board. Motion passed unanimously.

#83 25-151-3 Pinto Antonio - The Board reviewed the application for abatement along with the taxpayers concerns. A motion was made by Joseph Arcudi and seconded by Joseph Niro to deny. The Board feels the assessment is at market value. Motion passed unanimously.

#90 44-0-27 22 Beaver St LLC – The Board reviewed the application for abatement. A motion was made by Joseph Niro and seconded by Joseph Arcudi to deny the application. The board did not receive any information to substantiate their claim of overvaluation and disproportionate assessment. Motion passed unanimously.

91 ACCT# 002753 COMCAST IP PHONE – The Board reviewed the application for abatement and the taxpayers concerns. A motion made by Joseph Arcudi and seconded by Joseph Niro was made to deny the application. The Assessment reflects the value on the Form of List that was filed for FY 2011. Motion passed unanimously.

#92 ACCT# 000092 COMCAST OF MASS - The Board reviewed the application for abatement and the taxpayers concerns. A motion was made by Joseph Niro and seconded by Joseph Arcudi to make an offer to abate \$1,033,254 in value and \$26,916.27 in taxes. The offer needs to be accepted within the 15 days of making the offer, if it is not, than the application goes back to the Board. Our depreciation table had a corrupt file

and overvalued one of the line items listed on the form of list. Motion passed unanimously.

#93 3-0-8 MBL Realty corp. – The Board reviewed the application for abatement along with the taxpayer's concerns. A motion was made by Joseph Arcudi and seconded by Joseph Niro to make an offer to abate \$87,420 in value and \$2,277.29 in taxes. The offer needs to be accepted within 15 days, if it is not, than application goes back to the Board. Motion passed unanimously.

#94 4-0-12A Sharp/Pierce Lois – The Board reviewed the application for abatement along with the submitted comparable properties. A motion was made by Joseph Niro and seconded by Joseph Arcudi to deny. Two phone calls were made requesting to do an inspection and we received no response. Motion passed unanimously.

#95 41-0-71 Peterson Arthur – The Board reviewed the application for abatement along with the inspection information. A motion was made by Joseph Arcudi and seconded by Joseph Niro to abate \$5,200 in value and \$79.14 in taxes due to changes found during the inspection. Motion passed unanimously.

A motion was made by Joseph Niro and seconded by Joseph Arcudi to sign FY2011 Senior Exemption Spreadsheet dated March 29, 2011. Motion passed unanimously.

A motion was made by Joseph Arcudi and seconded by Joseph Niro to sign FY2011 Veteran Exemption 22's Spreadsheet dated March 29, 2011. Motion passed unanimously.

A motion was made by Joseph Niro and seconded by Joseph Arcudi to sign the FY2011 Veteran Exemption 22E's Spreadsheet dated March 29, 2011. Motion passed unanimously.

A motion was made by Joseph Arcudi and seconded by Joseph Niro to sign the FY2011 Real Estate Exemption report for month of February, 2011 for \$11,041.13. Motion passed unanimously.

A motion was made by Joseph Niro and seconded by Joseph Arcudi to sign the FY 2011 Real Estate Abatement report for month of February, 2011 for \$5,416.17. Motion passed unanimously.

A motion was made by Joseph Arcudi and seconded by Joseph Niro to sign the FY2008 Personal Property Abatement report for month of February, 2011 for \$42.40. Motion passed unanimously.

A motion was made by Joseph Niro and seconded by Joseph Arcudi to sign the FY 2009 Personal Property report for month of February, 2011 for \$1,023.24. Motion passed unanimously.

A motion was made by Joseph Arcudi and seconded by Joseph Niro to sign the FY 2010 Personal Property report for month of February, 2011 for \$1,098.47. Motion passed unanimously.

A motion was made by Joseph Niro and seconded by Joseph Arcudi to sign the 2008 Motor Vehicle Abatement report for month of February, 2011 for \$63.54. Motion passed unanimously.

A motion was made by Joseph Arcudi and seconded by Joseph Niro to sign the 2010 Motor Vehicle report for month of February, 2011 for \$77.40. Motion passed unanimously.

A motion was made by Joseph Niro and seconded by Joseph Arcudi to sign the 2010 Motor Vehicle Abatement report for month of February, 2011 for \$1,158.22. Motion passed unanimously.

A motion was made by Joseph Arcudi and seconded by Joseph Niro to sign the 2011 Motor Vehicle Abatement report for month of February, 2011 for \$15,165.04. Motion passed unanimously.

The Board reviewed the Overlay Balance spreadsheet.

The Board reviewed the notice of the Worcester County Assessors County Meeting (Wednesday April 27, 2011). No Board members will attend. Priscilla will attend.

The Board reviewed the FY2012 Budgets that will be submitted to the Finance Committee.

The next board meeting will be April 7, 2011 at 11:30 a.m.

A motion was made by Joseph Niro and seconded by Joseph Arcudi to adjourn at 5:15 p.m. Motion passed unanimously.

Respectfully submitted,

Priscilla Hogan, Clerk
Cc: Selectmen
